

006.A

0004

0057.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
469,600 / 469,600

USE VALUE:

469,600 / 469,600

ASSESSED:

469,600 / 469,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		RANDOLPH ST, ARLINGTON

OWNERSHIP

Owner 1:	ISHAQUE MASHHOOD &	Unit #:	57
Owner 2:	TAHAR LOUBNA BEN		
Owner 3:			

Street 1: 57 RANDOLPH ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	MCDONALD ROBERT J -
Owner 2:	-

Street 1: 10 MARATHON STREET

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7513																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	466,700	2,900		469,600		250837
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	006.A-0004-0057.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	459,900	2900	.		462,800	462,800	Year End Roll	12/18/2019
2019	102	FV	475,000	2900	.		477,900	477,900	Year End Roll	1/3/2019
2018	102	FV	420,500	2900	.		423,400	423,400	Year End Roll	12/20/2017
2017	102	FV	383,700	2900	.		386,600	386,600	Year End Roll	1/3/2017
2016	102	FV	383,700	2900	.		386,600	386,600	Year End	1/4/2016
2015	102	FV	354,900	2900	.		357,800	357,800	Year End Roll	12/11/2014
2014	102	FV	338,900	2900	.		341,800	341,800	Year End Roll	12/16/2013
2013	102	FV	338,900	2900	.		341,800	341,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MCDONALD ROBERT	64030-269		8/5/2014		415,000	No	No			
DIPACE JEANNE M	45042-381		4/22/2005		407,000	No	No			
LOMBARDI KEITH	40967-082		9/22/2003		384,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	ACTIVITY INFORMATION
7/19/2018									Date Result By Name
6/8/2004									Measured DGM D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

